

SIX REFORM BILLS PREPARED

Council Hopes to Have
Constructive Measures
Made Laws.

APPROVES DRAFT OF INSPECTION ACT

Organization Also Advocates
Advertising Legal Sales in a
Simplified Manner.

As it has successfully drafted a consolidation bill which embodies a comprehensive plan for unifying building regulations, the law committee of the advisory council of real estate inspectors is now devoting its efforts to other constructive reforms which would prove helpful to real estate. The consolidation bill has proven acceptable both to Mayor Mitchell and Borough President Marais. The bill, after certain modifications by the conference committee, of which Fire Commissioner Adams was chairman, will doubtless be approved by various real estate interests.

The advisory council has approved the final draft of the consolidation bill through a special committee which has been advising with Mr. Adams, who drafted the bill, consisting of Nicholas Riddle, of the Vincent Astor Estate; Louis V. Bright, president of the Lawyers' Title Insurance and Trust Company; William H. Caspary, president of the Alliance Realty Company; George T. Mortimer, president of the Equitable Building Corporation; and Robert F. Simon, president of the Henry Morgenthau Company.

The advisory council has prepared and is endeavoring to put into effect a series of constructive measures. First, an amendment in relation to the time when charter taxes on real property shall be deemed to be charges or encumbrances; second, a reform in the method of advertising legal sales; third, an amendment to the general business law in relation to interest on lease secured by mortgages on real estate, whereby the lender of money on interest upon mortgages will be removed; fourth, an amendment to the labor law exempting apartment buildings from the installation of fire alarms and the necessity of the fire drill; fifth, an amendment to the Code of Procedure so as to simplify the present methods employed in its various proceedings; sixth, an amendment to the labor law exempting certain buildings' windows from being bricked up.

Tax Lien Measure.
The first measure of primary importance is that relating to amending the greater New York charter in relation to the time when annual taxes upon real property shall be deemed to be charges or encumbrances. This bill was introduced in the Senate by Senator Mills and in the Assembly by Assemblyman Ellbogen. It has been advanced to third reading in the Senate, and will shortly pass through the Legislature and be submitted to the Governor and the Mayor, who are already cognizant of the merits of the measure. The reasons for this action were taken by the advisory council are that recently, in Doonan vs. Killilea, 87 Misc. 427, Judge Crane, sitting in Special Term of the Supreme Court, decided, notwithstanding the provisions of Section 1018, of the greater New York charter, that an assessment was a "charge" without the meaning of a covenant against incumbrances, although the lien of the assessment in the city did not attach until after the entry in the office of the collector of assessments and arrears. This decision has been affirmed by the Appellate Division, Second Department. It has been the understanding of all persons dealing with real estate of the city that, under the provisions of Section 914 of the charter, taxes become a lien one-half on May 1 and the second half on November 1, and all adjustments have been made on the theory that such taxes were a charge as of the time when they were levied. If the principle of Doonan vs. Killilea applies to taxes, and it may be asserted that it does apply, then as soon as the tax rate is notified by the Board of Aldermen, it may be claimed that, under the provisions of the decision and of the De Potter vs. Murphy, 66 N. Y. 662, and Latimer vs. Kough, 109 N. Y. 883, taxes would be a charge between buyer and seller immediately after the Board of Aldermen's decision, and always before the date of the Board of Aldermen's decision. It is proposed to amend Section 914 of the charter so that the sentence relating to lien shall read as follows:

"All taxes shall be and become liens on the real estate affected thereby and shall be construed as and deemed to be charges thereon on the respective days when they become due and payable as hereinbefore provided, and shall remain such liens until paid."

In order that this amendment may be useful this year, it is necessary that the passed and become a law before the expiration of the charter, as confirmed by the Board of Aldermen. The charter provides (Sec. 910) that the annual meeting for this purpose shall be held before the third day of March.

Reform in Advertising.
Inform which should prove of great benefit to mean considerable saving of advertising fees in real estate brokers' notices is that devised by the law committee for simplifying the phraseology in advertising legal sales. This reform is taken under advisement by the request of the firm of L. J. Phillips & Co.

Rule 62 of the General Rules of Practice, which respects sales of land in the counties of New York, Kings and Queens, provides that "notice of such sales must be given and the sale must be held, as prescribed in Section 1679 of the Code." Rule 15 of the special rules in the First Judicial Department provides that the referee or officer making such sale shall be published with the notice of sale a diagram of the property to be sold, or of which an interest therein is to be sold, showing the street or avenue number, if any, and specifying the number of feet to the nearest cross street or avenue.

Under this rule it is necessary that the referee or officer making such sale shall be published with the notice of sale a diagram of the property to be sold, or of which an interest therein is to be sold, showing the street or avenue number, if any, and specifying the number of feet to the nearest cross street or avenue.

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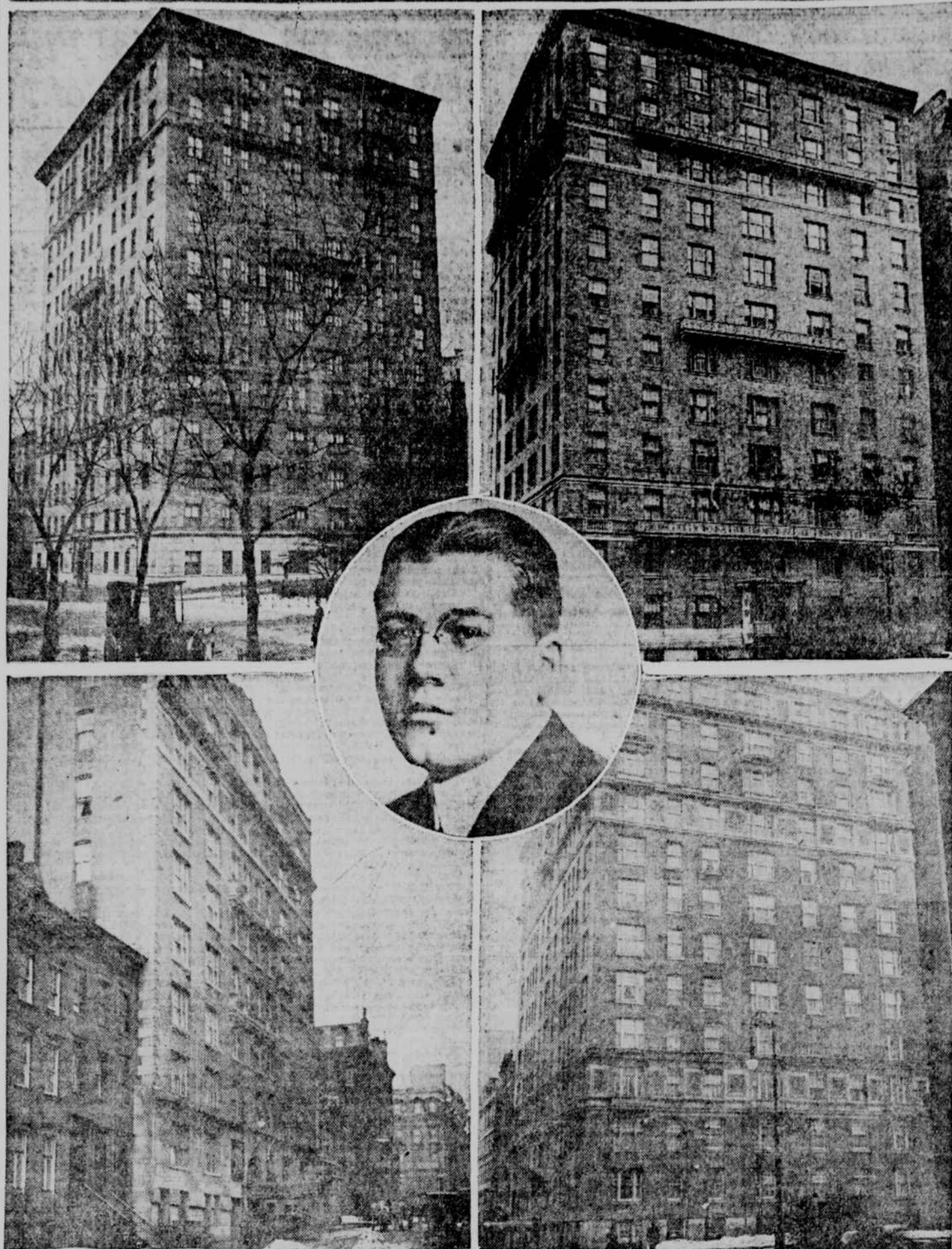
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APARTMENTS BOUGHT BY WILLIAM ZIEGLER WITHIN A YEAR.

PARK AV. AND 72D ST.

PARK AV. AND 61ST ST.



106 TO 110 EAST 40TH ST.

PARK AV. AND 54TH ST.

Ziegler's Faith in Apartments

Has Invested \$5,000,000 in
Four Houses Purchased
Within a Year.

William Ziegler holds much faith in high class apartments in or near Park av. as a realty investment. He gave another proof of this recently when he bought the nine story structure at 104 to 110 East 40th st., the fourth large apartment house he has purchased within a year, representing a total investment of between \$4,000,000 and \$5,000,000.

His uncle and foster father, who made a vast fortune in the manufacture of baking powder, also was interested in real estate. The elder Ziegler was a principal stockholder in the Realty Trust, which controls valuable developments, among them Mapleton Park, along the new Fourth Avenue subway route in Brooklyn, and Malba, on the north shore of Long Island, in the vicinity of Whitestone. In addition to this the executors of the Ziegler estate, among whom was the late Mayor Gaynor, invested considerable money in real estate mortgages in Manhattan and Brooklyn.

Through the will of William Ziegler, his foster father, the young man became sole heir to his estate, from which he will eventually derive between \$16,000,000 and \$20,000,000. When a boy Ziegler suffered a severe injury while indulging in some innocent sky-larking with a chum, which necessitated several severe operations. His uncle was confined to his bed, also, through a painful accident at the time. When he learned that his beloved adopted son might never recover and must in any event sacrifice some of the happiest years of his boyhood to the invalid's couch, it was more than he could stand, and hastened his death. The boy, however, recovered his health, and grew up with an interest in many interesting sides of life, being a musician and a poet. In his apartment purchases he has been represented by his father-in-law, J. Curry Watson, who is not a real estate man, but a member of the Consolidated Stock Exchange.

Three of the houses Ziegler bought occupy corner sites in the upper Park av. apartment colony, while the other

allowed to the purchaser upon the sale, shall not invalidate the sale or authorize the court to relieve the purchaser or order a new sale.

The diagram is a description, and the following form for advertising legal sales is proposed, as already employed by the firm of Cadwalader, Wickersham & Taft:

In Foreclosure SUPREME COURT, NEW YORK COUNTY, John Doe vs. Richard Roe et al., Clerk's File No. 11, year 1915. John Jackson, Broadway, Manhattan, plaintiff's attorney.

Judgment entered 1915. Mortgaged premises (Here insert street and number), Borough of Manhattan. (Here insert diagram.)

Approximate amount of mortgage debt \$ and interest; of costs \$ and water rates \$ and interest.

The undersigned will sell the above described premises at public auction by auctioneer, pursuant to the above judgment, at the Exchange Sales Rooms, 14-16 Vesey Street, Manhattan, at 12 o'clock noon, on 1915, free and clear of all incumbrances or liens, except

Dated

Refer to

A more abbreviated form will shortly be recommended by the committee for the average daily newspaper. The above form can legally be inserted in the "Law Journal" and marks quite an improvement over the present form.

Copies of the report of the joint legislative committee on Taxation, of which Senator Mills is chairman, can now be obtained from the Advisory Council of Real Estate Interests. This is a most comprehensive and exhaustive report, covering 295 pages, dealing with the revenue situation throughout the state and particularly with regard to cities and towns.

TRADING IN BROOKLYN

Ready Buyers Found for Parcels in Various Sections.

Charles E. Rickerson sold 578 4th st., between 8th av. and Prospect Park West, a three story and American basement dwelling, for Miss Dixie Battler, to a client for occupancy.

Frank A. Seaver sold the plot, 60x100 feet, on the south side of 90th st., 50 feet west of Fourth av., for William Martin to an investor.

James Barkley Eakins will erect a residence on the plot, 60x120 feet, north side of Albemarle Road, 66 feet west of Argyle Road, purchased from the estate of Mary A. May. James B. Fisher was broker.

The McInerney-Klinck Realty Company sold the two story and store brick business building, west side of Flatbush av., 381 feet south of Cortelyou Road, 22x62 feet, for William Bury and Fred Fuchs to a client for occupancy.

Albert Cory sold the lot, 25x100 feet, south side of 6th av., to a client for improvement, and the two family dwelling, 40x100 feet, on the east side of East 87th st., 380 feet south of Avenue J, to a client for investment.

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LARGE BRONX SITE FOR FACTORY CITY

Piano Manufacturers Buy Plot on Boulevard for Plant.

J. Clarence Davies has sold for the De Peyster estate the block front on the south side of Nereid av., between Bronx Boulevard and Bullard av., consisting of twenty-two lots, with a frontage of 276 feet on the Boulevard and Bullard av., to the Otto Higel Company, Inc., of Toronto, Can., and Buffalo, manufacturers of piano player actions, who will immediately start the erection of a five story fireproof factory covering the entire plot. The company will give employment to 500 people. The plot has been in the De Peyster family for over sixty years. The Gorsch Company and Joseph P. Day were associated as brokers.

F. William Sohns has sold for A. L. Frey and A. Asher, of Philadelphia, 2429 8th av., a five story flat, with stores, on a lot 25.6x100 feet, adjoining the northwest corner of 130th st. Lauter-Lodes, Inc., sold for Kate T. Schmitt to a cash buyer 3067 Hull av., a two family house, on a lot 25x100 feet, between Mosholu Parkway and 204th st.

Hecker & de Saules rented for Robert Rudd Whiting the Stewart estate at Rye to Seelye Benedict for the coming summer.

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SALES AT GARDEN CITY

Home Recently Completed by Aymar Embury, 2d, Among Them.

Gage E. Tarbell sold at Garden City the home recently completed from plans by Aymar Embury, 2d, a brick colonial "farmhouse," on a plot 100x250, on the southerly side of Stewart av., between Butler Place and Clinch Place, to William W. Pell for occupancy.

Mr. Tarbell has also sold the country home of Dr. Montgomery La Roche, covering a plot 100x150 feet, on the east side of Oxford Boulevard, between Stewart av. and North av., to Frank L. Dame, and the block front of 250 feet on the north side of Stewart av., between Nassau Boulevard and Kismet Road, extending back 270 feet, to John Bonser, of the Bonser Lumber Company, who will immediately erect a house for his occupancy from plans by Carl L. Otto. It will be a Dutch colonial house, with a frontage of 115 feet on Stewart av.

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REAL ESTATE FOR SALE

LONG ISLAND.

REAL ESTATE FOR SALE

LONG ISLAND.

Price \$5,900



THIS HANDSOME, roomy "Ackerson standard" seven room, steam heated cottage is complete to the minutest detail. Ready to move into. Convenient to station and located on a large, beautifully wooded and landscaped plot at picturesque

One hour from Herald Square. Brightwaters Bay Shore, L. I.

BRIGHTWATERS, with its Venetian Yacht Harbor, five spring-fed lakes, miles and miles of winding drives, walks and broad boulevards, grand old shade and ornamental trees, fountains, floral plaza, parades, Roman bridges, cascades, flowers and ornamental shrubs, hundreds of pretty homes and broad lawns, clubhouse and inn, tennis courts, finest Bathing Pavilion and Beach on the Great South Bay and its convenience to schools, churches, stores, theatres and station, to say nothing of its absolutely pure artesian water and pine laden sea air, is without doubt the most delightful as well as the most healthful residential park near New York.

Unequaled land and water attractions. Very desirable wooded and water front plots at surprisingly low prices and easy terms. See beautiful BRIGHTWATERS.

Cottages. Villas. Bungalows. Pictorial Album No. 18 of Brightwaters, its Cottages and Bungalows, mailed upon request.

T. B. ACKERSON CO. "Developers of Choice Properties and Builders of Houses of Merit." New York Office, 1 West 54th St.

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